DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 24, 2005 ITEM No. 2

CASE NUMBER/ **5-DR-2003#4**

PROJECT NAME

Dannys Family Carwash

LOCATION 14651 N Northsight Blvd.

REQUEST Request approval for site plan and elevations for a carwash/service station

facility.

OWNER Dannys Office LLC ENGINEER Norman Engineering Group

480-348-2223 In

602-371-0397

ARCHITECT/ Deutsch Associates 602-840-2929 APPLICANT/ COORDINATOR Rogelio Arrieta Deutsch Associates 602-840-2929

BACKGROUND Zoning.

The property is zoned Central Business District (C-2). A Gasoline Service Station and Automated Carwash is permitted in this district with the approval of a conditional use permit from the City Council. On January 11, 2005, the City Council approved case 15-UP-2005; conditional use permits for a Gasoline Service Station and Automated Carwash.

Context.

The property is located within the Northsight mixed-use project along the Loop 101. Specifically, the subject property is a pad within the Northsight Crossing Shopping Center located on the far southwest corner of Raintree Drive and Northsight Boulevard. The specific address of "Pad B" is 14651 N. Northsight Blvd. There are a variety of zoning districts that bound the property including office, industrial, and commercial. The pad, currently undeveloped, is relatively flat and contains some natural vegetation. The main portion of the shopping center is built at this time.

APPLICANT'S PROPOSAL

Applicant's Request.

The applicant requests approval for a site plan, a landscape plan, and elevations for a proposed car wash, automotive lube services, convenience store, gasoline service station, and associated canopies.

Development Information:

Existing Use: Vacant Pad within a shopping center

• Parcel Size: 2.55 acres

• Total Square Footage: 11,595 sq. ft.

Height Allowed: 36 ft.Height Provided: 30 ft.

Parking Required: 51 spaces (only for Pad B)
 Parking Provided: 68 spaces (located on Pad B)

DISCUSSION

The proposed buildings and canopies will be built on an internal pad of the Northsight Crossing Shopping Center, which is located at the northeast corner of Raintree Drive and Northsight Blvd. The internal "Pad B" is located on the far southwest corner of the development and will function as a separate parcel within the center.

The project is divided into two separate functions that are gas/convenience store and carwash/lube operations. The car/wash lube building has been placed at the far southwest corner of the pad to separate the carwash motor vehicle circulation from the general public motor vehicle circulation. The vehicles would enter the car wash under a vacuum canopy, from a drive on the southeast side of the pad, off of the centers main internal drive. The vehicles, driven by the attendants, would circulate through the car wash and end under a drying canopy located at the northwest corner of the pad where the keys would be given back to the owner. A driveway, only used by the exiting of vehicles from the drying area, allows vehicle to exit into the shopping center. The lube bays in the carwash building are directed toward the northwest (to the interior of the shopping center) away from Raintree Drive and Northsight Boulevard. Walls and landscaping are proposed along Raintree and Northsight to help buffer this auto intensive land use.

The convenience store/gas station is located at the northeast corner of the pad. Vehicles have the ability to use two drives to enter and exit the store and gas station. The first drive is located on the southeast side of the pad, off of the centers main internal drive that is shared with the carwash/lube operations. The second drive is located between the gas canopy and convenience store on the north side of the pad. The gas canopy and convenience store are slightly angled in order to provide for efficient and safe on-site vehicular movement to and from the pumps/convenience store and access drives. This also separates the carwash circulation, only used by the attendants, from the gas/convenience store circulation patterns used by the general public.

The architecture of the two buildings incorporates a variety of elements, materials, and colors that break up the building mass vertically and horizontally. This is consistent with the other in-line buildings and pad buildings within the existing shopping center. The applicant has provided a painted CMU base with building walls composed of EFIS. The entrances, corner elements, and columns have been accented with sandstone throughout the buildings. A standing seam metal roof (sandstone color) has been incorporated into the carwash building. Metal awnings have been added to add shade to the front and rear of the convenience store and along portions of the carwash building. All three canopies (fuel, vacuum, and drying) utilize the EFIS along the upper canopy held up by CMU columns wrapped with Sandstone and EFIS on the upper parts of the column.

The applicant proposes to paint the buildings and canopies a variety of brown/tan colors, which match the existing shopping center. The main body of the buildings will consist of a light tan (Frazee 8212W-Millet) accented with a darker tan/brown (Frazee 8254M-Cinnamon Spice), including the base of the buildings. The trim work will be painted an ivory color (Frazee 8710W–Discovery) and the door/window frames and metal awnings green (Frazee 8105C-Acanthus Leaf).

The landscape plan (see attachment #6) is consistent with the original approval of the Northsight Crossing Shopping Center (5-DR-2003). The plant palette will include salvaged Palo Brea, Palo Blanco, Desert Museum, Sweet Acacia, and Mulga trees from the site. The trees will be accented with cacti, native shrubs, and groundcover throughout the pad and parking lot area, also consistent with the existing center. The Northsight Boulevard and Raintree Drive frontages are heavily landscaped with screen walls (see attachment #16) in order to screen this intensive land use from the public streets.

OTHER RELATED CASES

15-UP-2004, 5-DR-2003, 5-DR-2003#2, 5-DR-2003#3 and 5-DR-2003#5

STAFF

RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Bill Verschuren Lusia Galav, AICP

Senior Planner Development Planning Manager

Phone: 480-312-7734 Phone: 480-312-2506

E-mail: lgalav@scottsdaleaz.gov bverschuren@ScottsdaleAZ.gov

ATTACHMENTS

- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Master Site Plan (Parking)
- 5. Pad B Site Plan
- 6. Landscape Plan
- 7. Color Elevations of Carwash Building
- 8. Black and White Elevations of Carwash Building9. Color Elevations of Convenience Store Building
- 10. Black and White Elevations of Convenience Store Building
- 11. Color Elevations of Fuel Canopy
- 12. Black and White Elevations of Fuel Canopy
- 13. Color Elevations of Vacuum and Drying Canopies
- 14. Black and White Elevations of Vacuum and Drying Canopies
- 15. Color Perspective
- 16. Cross-Section of Site (screening from the street)
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



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Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 01/17/05 Coordinator: Bill Verschuren Project Name: Danny's Family Carwash	[22] 12 - 14 - 15 - 15 - 15 - 15 - 15 - 15 - 15	- PA
Project Location: 14651 N. Northsigh	Blvd., NEC Northsight and Raintree	
Property Details:		
☐ Single-Family Residentail ☐ M	ti-Family Residential 🗵 Commerci	al 🛮 Industrial
Current Zoning: C-3	Proposed Zoning:	c-3
Number of Buildings: 2 + 3 Canopi		
Gross Floor Area/Total Units:14,628		
Parking Required:48 + 3 accessib	•	
Setbacks: N S	E W	-

Description of Request:

Applicant is seeking development review board approval constructing a new car wash facility featuring oil and lube services (4 bays), a detail center (2 bays), a 24 hour gas station and convenience store.

This site includes a vacuum canopy for sixteen (16) cars with a 100 foot hand wash car wash tunnel and a twenty (20) car drying canopy. The main car wash building will have a lobby that includes a retail shop, children's viewing area to the carwash tunnel, customer waiting area with (4) plasma televisions mounted above a custom built 375 gallon aquarium, internet service and customer's restrooms. The oil and lube portion of the car wash building will have a full basement. The car wash building is designed for the convenience of the customer having both services in one place.

The upscale convenience store features a covered waiting area adjacent to the car wash drying canopy and is close proximity to the fuel islands. The C-store will offer an expansive coffee bar fountain drinks, and retail shop. The placement of the beverage coolers and freezers will allow the flow of customers through the center of the store without causing congestion.

All of the proposed site main uses and equipment will be screened from the public's street view with decorative screen walls that will match the existing center, and landscape areas that will feature regional landscape for a more pleasant environment.

The Convenience store and fuel dispensers will be a 24-hr service. The typical hours of operation for the Car Wash are from 7:00 a.m. to 6:00 p.m., or from dawn until dusk, depending on the time of the year. The Car wash and automotive service bays are close during the night hours; this is not a 24-hr service.

Two of the current sites in Scottsdale are located at Tierra Buena & Scottsdale road, and at 74th Street & Shea Blvd. We also have nine (9) other locations throughout the valley. This is not your typical car wash/ convenience store, it's a "Danny's Family Complete Car Care Center."

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottedala A7 85251 + Phone: 480-312-7000 + Fax: 480-312-7088



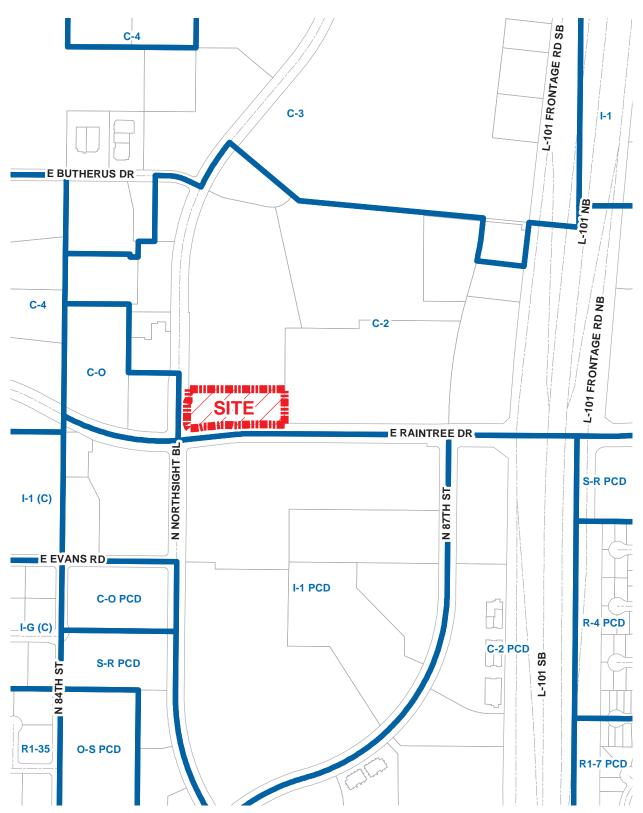
Dannys Family Carwash

5-DR-2003#4



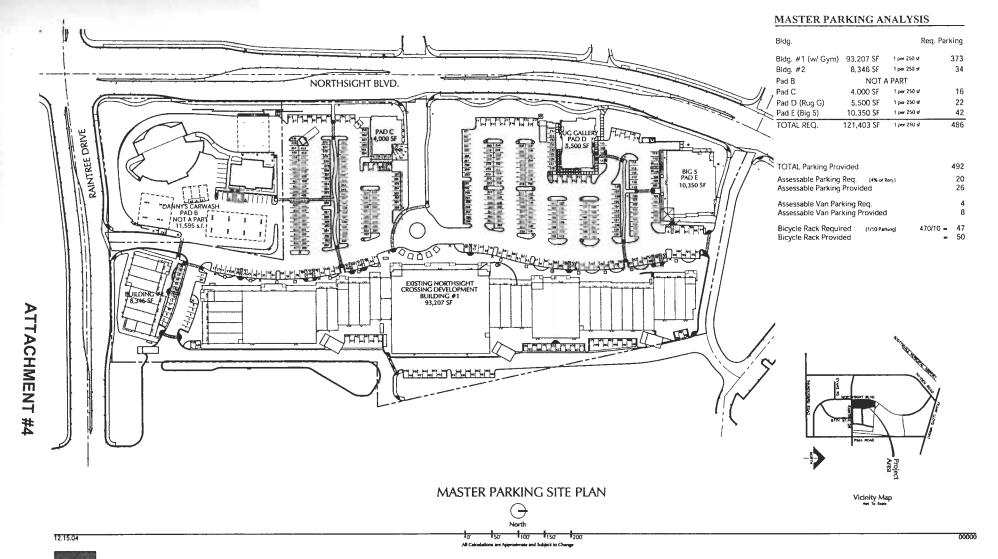
Dannys Family Carwash

5-DR-2003#4



5-DR-2003#4

ATTACHMENT #3



NORTHSIGHT CROSSING

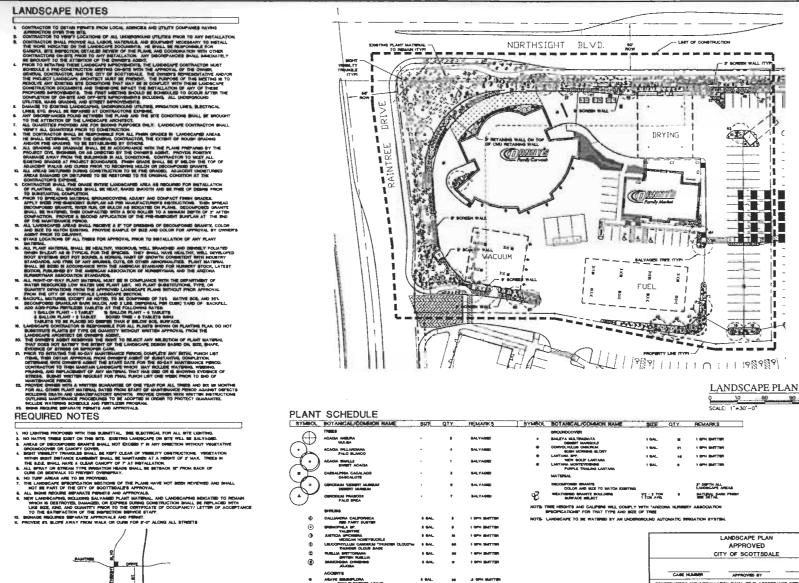
Scottsdale, Arizona

Prepared For: NAC Development

VICINITY MAP

North

NTS



SCALE: 1" - 30" - 0" LANGE LANGE AND ASSESSED. THE PART PART PROPERTY. LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE APPROVED BY DATE CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATION WILL REQUIRE REAPPROYAL. LANGUAGE . . 4 67H BHTTS BETALLATION TO BE APPROVED BY CITY OF SCOTTSCALE PROPERTION BERVICES BEFORE CENTERCATE OF OCCUPANCY IS RECED BALYADED TOTAL LANDSCAPE AREA 5 GAL 4 OPH BATTER all landscape apeas and maternals bhall be martared in a mealthy, meat, clean and weed free condition. This bhall be the reducibility of the promptty owner.

PROJECT NO: 03370-00 DWD 81: SOP 2004 DEUTSON ASSOCIATES LANDSCAPE PLAN

#03370-00

OO DWG FILE: -

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LY CARWASH NORTHSIGHT

DANNY'S FAMILY SCOTTSDALE,

ARIZONA





EXTERIOR COLOR SCHEDULE

SANDSTONE VENEER

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EXTERIOR FINISH | SENERGY TO MATCH

TRAZEE - B212W (MILLET)

FRAZET - BETAN (CHINANCE BETA)

(D) THANK I WITH (MINISTERY)

METAL ROOF & MISCELLANEOUS METALS

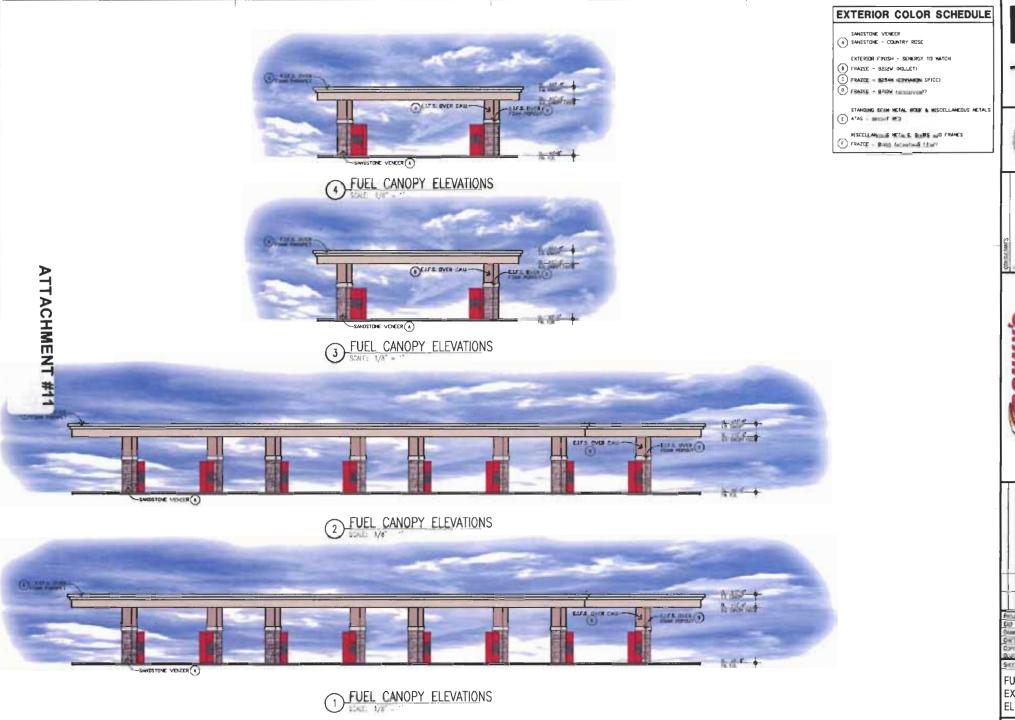
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MISCELLANEOUS METALS, DOORS AND FRAMES

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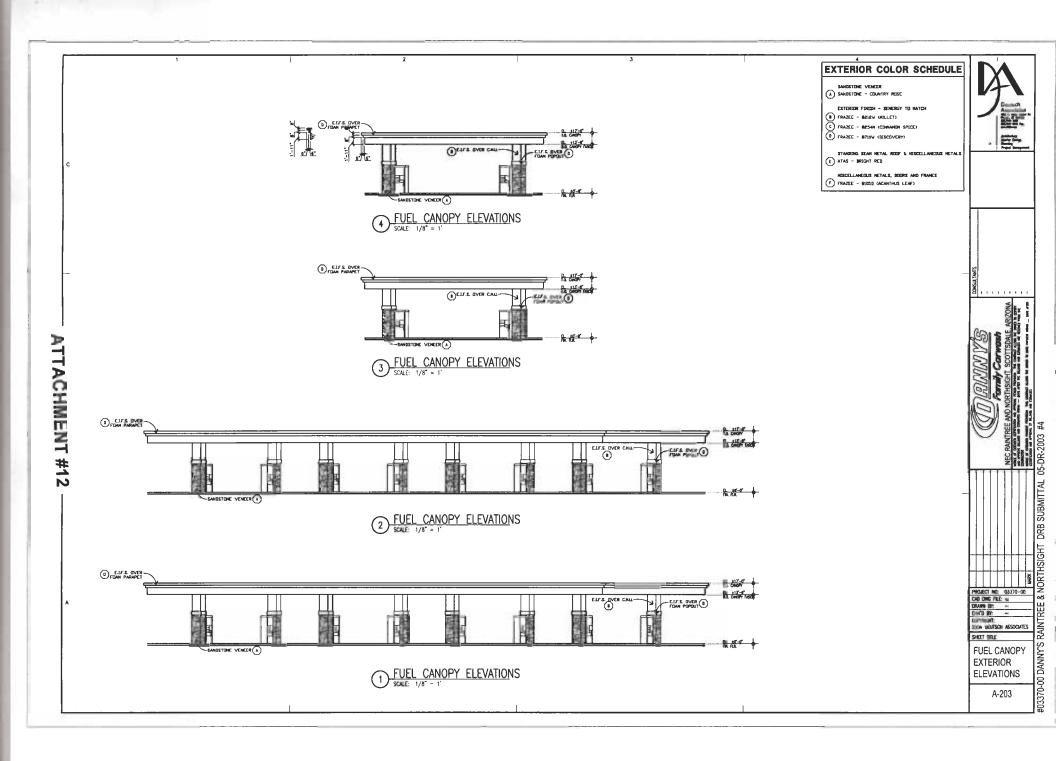


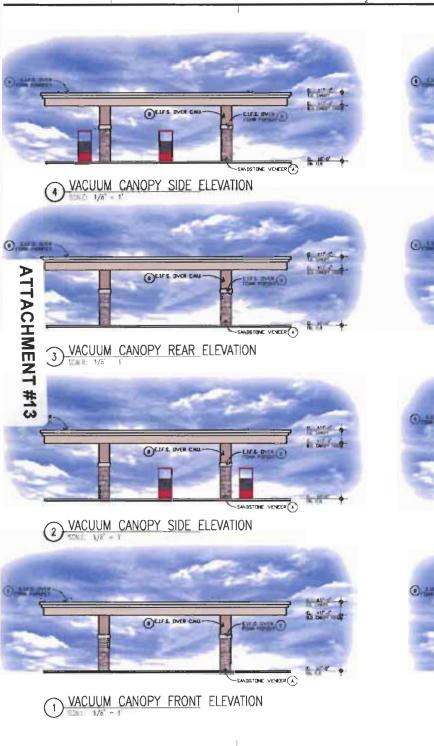
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EXTERIOR FINISH - SEMERGY TO MATCH

(B) FRAZEE - BZIZY (HILLET)

C) FRAZEE - 8254M (CINNAMON SPICE)

D FRAZEE - 8710V (DISCOVERY)

STANDING SEAM HETAL ROOF & HISCELLANEOUS HETALS

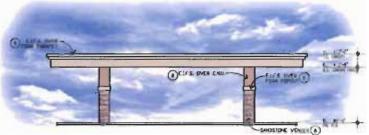
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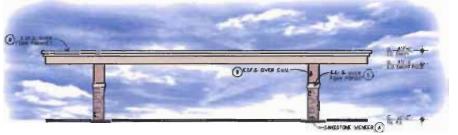
F FRAZEE - 81050 (ACANT... FAF)



DRYING CANOPY REAR ELEVATION



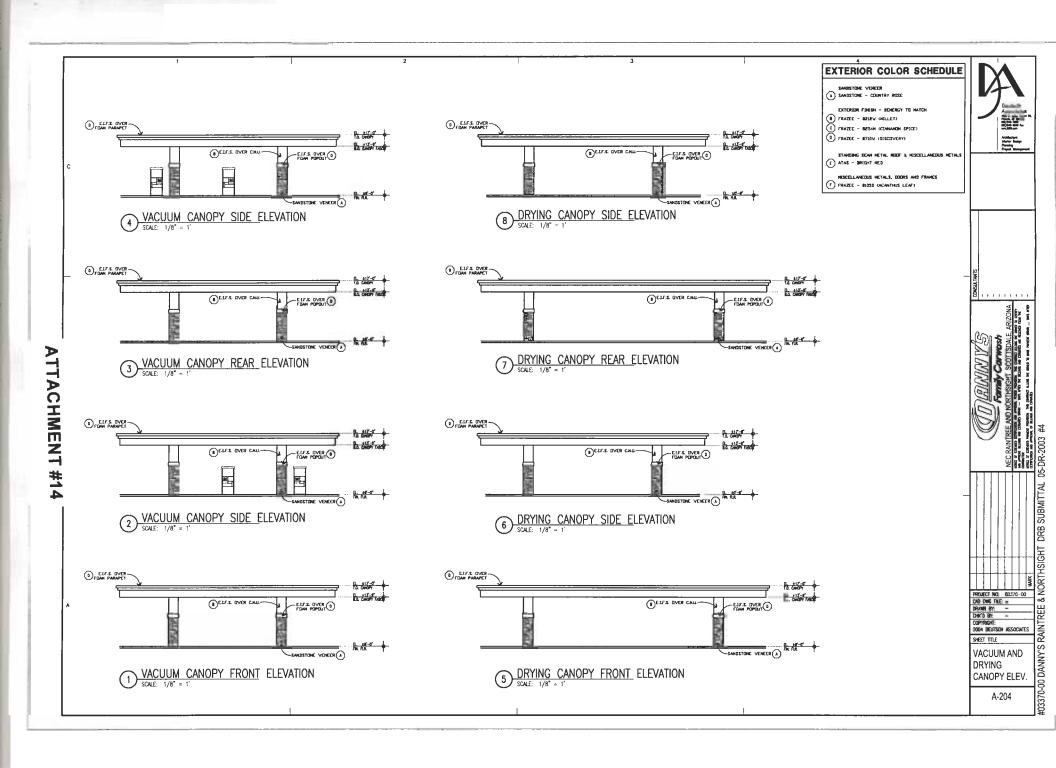
DRYING CANOPY SIDE ELEVATION



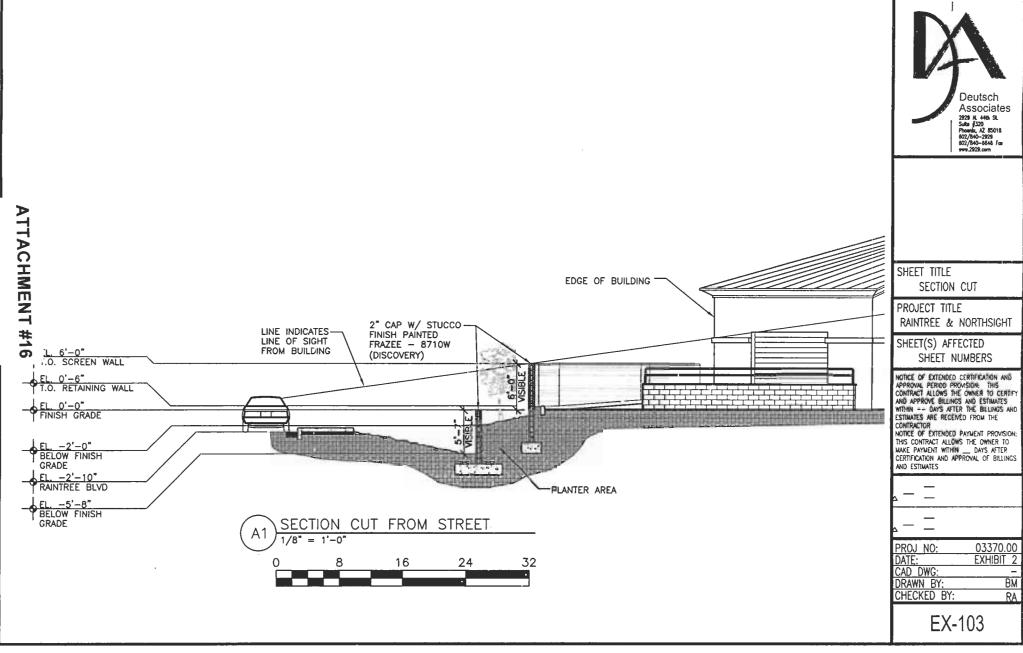
DRYING CANOPY FRONT ELEVATION

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DRYING CANOP'









DATE: 11-17-04

DANNY'S FAMILY CARWASH 14651 N. NORTHSIGHT BLVD. SCOTTSDALE, AZ.

⊠ 1.	PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.	⊠ 11.	BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
⊠ 2.	FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS. PROVIDE A MIN. 20'-00" WIDE	⊠ 12.	PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
⊠ 3.	ROAD AROUND THE CARWASH BLDG. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.	⊠ 13.	NUMBER OF NEW FIRE HYDRANT INSTALLATIONS <u>-EX</u> DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF AT GPM. THE DEVELOPER SHALL MAKE THE C.O.S.
□ 4.	SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS	⊠ 14.	APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR. PORTABLE FIRE EXTINGUISHERS SHALL BE
	& EXHAUST DUCTS.	_	INSTALLED. SEE SHEET(S)
⊠ 5.	PROVIDE A KNOX ACCESS SYSTEM: ☑ A. KNOX BOX ☐ B. PADLOCK ☐ C. KNOX OVERRIDE & PRE-EMPTION	⊠ 15.	EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS
⊠ 6.	STROBE SWITCH FOR AUTOMATIC GATES. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL		SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
□ 7 .	& SUPERVISED BY THE FACP IF APPLICABLE. SUBMIT PLANS FOR A CLASS FIRE ALARM SYSTEM PER SCOTTSDALE REVISED	∐ 17.	FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
	CODES.	N 40	
⊠ 8.	PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.	⊠ 18.	FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x
□ 9.	ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.		2-1/2 x 4" (NSHT) 4' TO 8' BACK OF CURB; INDEP. WET LINE. WALL MOUNTED - 15' CLEAR OF OPENINGS.
□ 10.	BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION	⊠ 19.	THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

<u>05-DR-03-4</u> DATE: <u>11-17-04</u>

20.	. <u>×</u>		SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
		A.	MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
		В.	MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
	\boxtimes	C.	NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA:
		D.	THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
		E.	SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
		F.	THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
			ALL CANOPIES SHALL HAVE A MIN. 13'-6" VERTICAL CLEARANCE. FUEL STORAGE A FIRE DEPARTMENT PERMIT

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: DANNYS FAMILY CARWASH Case 5-DR-2003#4

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

- 1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevation sheets A-201, A202, and A204 submitted by Deutsch Associates with a staff receipt date stamp of 1/18/2005, 1/18/2005, and 10/22/2004, respectively.
 - b. The location and configuration of all site improvements within the construction limits shall be constructed to be consistent with the overall site plan sheet AS-100 and site plan sheet AS-102 submitted by Deutsch Associates with a staff receipt date stamp of 2/2/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan sheet L101 submitted by Deutsch Associates with a staff receipt date stamp of 2/2/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

- 2. Service entrance sections shall be internal with one hinged single-wide external access door.
- 3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
- 4. All exterior conduit and raceways shall be painted to match the building.
- 5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
- 6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
- 7. Dooley wall fencing shall not be allowed.
- 8. All freestanding site and screen walls shall match the architectural color, materials and finish of the main buildings in the shopping center. In particular, walls shall have EIFS with a color and texture to match the predominant EIFS color and texture in the existing shopping center buildings. The walls shall also have occasional stone veneer accent features or column features to match the predominant stone veneer used on the existing shopping center buildings. The revision of wall design to meet this stipulation shall be subject to staff approval. Any treatment different than this stipulation shall require a return to a public hearing before the Development Review Board.
- 9. Where possible, all perimeter walls shall end by returning into the center no less than 5 feet.
- 10. Fuel pump housings shall have a neutral color closely matching one of the shopping center paint colors.

11. Any bollards or other obstruction used to protect stone veneer shall be painted a neutral color to blend in with the surrounding building colors.

- 12. Doors shall be recessed into the wall no less than 30% of the wall depth from the external face of wall, excluding external detailing.
- 13. Windows shall be recessed into the wall no less than 50% of the wall depth from the external face of wall, excluding external detailing.
- 14. Roll-up doors shall be recessed into the face of the wall no less than 6 inches, excluding external detailing.
- 15. Where possible, all molding, banding, and stone veneer shall wrap the building features they accent, returning into the building and around corners for a more complete three-dimensional treatment.
- 16. The raised decorative parapet shall return into the buildings.

Ordinance

- A. Per Use Permit Case Number 15-UP-2004, no freestanding wall, existing or proposed on site and in the adjacent Rights-of-Way, shall have an exposed section above grade exceeding six feet in height.
- B. All required parking screening walls shall have a minimum height of three feet above the adjacent parking lot elevation.
- C. Signs are by separate permit and approval, and are not considered part of this application.

SITE DESIGN:

Ordinance

- D. Per Use Permit Case Number 15-UP-2004, all freestanding walls, existing or proposed on site and in the adjacent Rights-of-Way, shall be separated from each other by a landscape planter of no less than 6 feet in width between the closest faces of walls.
- E. All site plan and project data relating to property development standards shall be revised to clearly and accurately indicate conformance with the Zoning Ordinance.

OPEN SPACE:

Ordinance

F. The site plan worksheet shall be revised to clearly and accurately indicate conformance to open space requirements of the Zoning Ordinance for the subject site and shopping center as a unit.

LANDSCAPE DESIGN:

DRB Stipulations

- 17. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 18. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
- 19. Landscape plan notes are not reviewed or approved with this application.
- 20. No shrub or ground cover species having a maximum regional growth habit over two feet in height shall be planted in the site visibility triangles as defined by the City of Scottsdale Design Standards and Policies Manual, Section 3.1, Figures 13 and 14. Figure 13 shall also be applied at the intersection of shopping center driveways and streets.
- 21. Landscaping in revised planters between site walls shall be consistent with remaining landscaping on site.
- 22. Boulders shall be one-third buried to have a more natural appearance.

Ordinance

G. Plants in and adjacent to the Rights-of-Way shall be planted at a density of no less than four foot on center spacing.

- H. In accordance with the Use Permit case 15-UP-2004 stipulations, all trees in a position to screen the service bays and canopies shall be demonstrated to be mature.
- No less than 50% of trees shown on the landscape plan shall be mature as defined by the Zoning Ordinance.
- J. The landscape plan shall be revised to show a landscape treatment in revised planters between site walls.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

23. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaries shall be included in this calculation.

Ordinance

K. The site lighting shall comply with the stipulations of the Use Permit Case number 15-UP-2004 except as stipulated herein to correct obvious typographic errors in the Use Permit stipulations.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

24. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- L. The parking master plan for the shopping center shall be updated to clearly and accurately indicate compliance with the Zoning Ordinance. If the subject lot is split, that master plan shall demonstrate conformance for each parcel in the center as stand alone parcels.
- M. Floor plans worksheets for the subject buildings shall be revised to clearly and accurately demonstrate floor areas for parking requirements of the Zoning Ordinance, providing support for the data used in the parking master plan.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 25. No exterior vending or display shall be allowed.
- 26. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 27. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

Ordinance

N. Any land division to create a parcel out of the subject site or portion thereof shall provide notes obligating relating parcels to maintain open space and landscaping towards the shopping center requirements.

RELEVANT CASES:

Ordinance

O. At the time of review, the applicable zoning, Use Permit, and DRB cases for the subject site were: 5-ZN-1998, 15-UP-2004, and 5-DR-2003.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the <u>Scottsdale Revised Code</u> and the <u>Design Standards and</u> Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 28. Conceptual Grading and Drainage Plan, dated 2/2/2005, prepared by Norman Engineering, dated 2/2/2005 by City Staff.
- 29. Architectural Site Plan, dated 2/1/2005, prepared by Deutsch Associates, dated 2/2/2005 by City Staff.
- 30. Drainage Statement, dated 1/7/2005, prepared by Norman Engineering, dated 1/18/2005 by City Staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 31. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 32. Demonstrate consistency with the approved Master Drainage Report for Northsight Commercial Development (By Gilbertsons Associates, dated 1/17/2002 revised 1/28/2002) and approved Final Drainage Report for Northsight Crossing, prepared by Gilbertson Associates for approved City of Scottsdale Plan# 5672-02-1.
 - a. Any design that modifies the approved master drainage report requires from the developer a sitespecific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

33. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
- c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

P. This project is required to provide on-site stormwater storage volume of 66,473 cubic feet that will be displaced from the proposed improvement that will alter the existing retention basin. The design of the

storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
- (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- Q. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City Staff approval.
- R. UNDERGROUND STORM WATER STORAGE. This site is approved to install an underground storage tank to temporarily store and discharge stormwater runoff for this site only. Improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - ACCESS. The underground storage tank shall provide a four-foot minimum diameter manhole for access.
 - (2) RESPONSIBILITY OF MAINTENANCE. Before the approval of improvement plans by city staff, the developer shall provide the Project Quality/Compliance Division with written documentation that states the following:
 - The developer and/or his assigns agree to maintain the underground storm water storage tank in perpetuity.
 - The developer and/or his assigns, the developer's engineer and contractor assume all liability for the design, construction and maintenance of the underground storm water storage tank and hold harmless the City from any such liability.
 - (3) LIMITS OF INUNDATION. The final drainage report shall verify limits of inundation in the event the underground storm water storage tank is in partial and full conditions (not fully drained) when the 100-year, 2-hour storm event occurs. (See item 2 above.)
 - (4) BASIN CERTIFICATION. Stormwater storage basins/tank constructed for this site shall be verified by as-built survey. The volume of storm water storage provided shall be certified:
 - As equal to or greater than design volumes required in the approved final drainage report and on the approved final improvement plans, and shall meet or exceed the required volume per City Ordinance.
 - In writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - (5) REFERENCE PERTINENT CODE. The final drainage report shall:
 - Provide a copy of the Scottsdale Revised Code Section 37-45 in the appendix.
 - Reference the Scottsdale Revised Code Section 37-45 and emphasize the importance of maintenance for the purposes of public health and safety. (See item 2 above.)
 - (6) SIGNAGE. The improvement plans shall provide for signage at each end of the underground storage tanks. The sign shall read, "Notice Underground Storm water Storage Tank" The size, color and exact locations to be determined by city staff.

(7) TANK DRAINAGE. A bleed-off line from the underground storage tank to a proposed underground bleed off pipe discharging to the property line shall be provided. Storm water storage tanks should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.

- (8) MAINTENANCE. Underground storage tank is to be cleaned and drained after every rain event.
- (9) INSPECTION. Inspection of the underground storage system are required at least once a month and within 36 hours after a major storm. Inspections must be performed by an individual familiar with the onsite equipment such as a plumber.
- (10)TANK SPECIFICATIONS. The storage tank shall be water tight with an oil and grease separator. See ASTM specifications for watertight testing.
- (11)O& M SCHEDULE. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit an Operations and Maintenance (O & M) Manual. The O & M shall:
 - Identify the owner of the storage tank and the name of the firm or associations maintaining the storage tank. The contact information for the owner the maintenance associations shall list names, addresses, phone numbers and emergency phone numbers.
 - Include provisions for emergency operations due to power failure, pump failure, clogged outlet structures.
 - Include a maintenance log including a maintenance schedule for pump, tank/vault, inlet/outlet structures.
 - Upon request, copy of the maintenance log and a certified Letter of Inspection shall be delivered to the City of Scottsdale.
- S. Drywells are not permitted.
- T. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Northsight	Major	45' (Half	Existing	Existing	Existing
Blvd	Collector	Street)			
Raintree Drive	Minor Arterial	55' (Half	Existing	Existing	Existing
		Street)			

DRB Stipulations

- 34. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
- 35. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 36. Existing shared driveways on Northsight Boulevard and Raintree Drive shall provide access to this site. The current site plan shows an elimination of the existing driveway on Northsight Boulevard located approximately 200' north of the Raintree/Northsight centerline intersection. With the removal of the existing driveway, the applicant shall construct mid-block bus bay per City of Scottsdale Standard Detail# 2266-2 and reconstruct curb and sidewalk to separate the bus bay with the deceleration lane. Striping

and signing plan for this location shall be provided for review and approval with the final improvement plan submittal.

Ordinance

U. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

Ordinance

V. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

DRB Stipulations

- 37. The developer shall provide a minimum parking-aisle width of 24 feet.
- 38. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 39. The developer shall provide a minimum of 120 feet of queuing distance for all "drive-thrus" (Bank, fast-food, etc.).

Ordinance

W. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Drainage Easement	At retention basins and underground storage facilities
Access Easement	To the drainage easement and to the oil and grease trap
1' VNAE	Along site frontage, except at driveways

DRB Stipulations

- 40. Applicant shall submit applications for abandonment of existing drainage easement and existing sight distance/visibility easements that will be altered as a result of the proposed improvement. The abandonment shall be approved prior to the approval of final improvement plans.
- 41. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- 42. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Raintree Road and Northsight Boulevard except at the approved driveway location.
- 43. Indemnity Agreements:

a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- X. Drainage Easement:
 - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.
- Y. Waterline and Sanitary Sewer Easements:
 - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the <u>Scottsdale Revised Code</u> and the <u>Design Standards and Policies Manual</u>, all water easements necessary to serve the site.
- Z. Public Utility Easement:
 - (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:

DRB Stipulations

- 44. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the <u>City of Scottsdale Supplements to MAG Standards</u>, standard detail #2146-1 for single enclosure.
- 45. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- AA. Refuse enclosures are required as follows:
 - (1) Restaurants: One per restaurant
 - (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40.001 to 60.000 s.f., etc.
 - (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.
- BB. Underground vault-type containers are not allowed.
- CC. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- DD. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the <u>Scottsdale Revised Code</u> and Sections 4 and 5 of the <u>Design</u> Standards and Policies Manual.

DRB Stipulations

- 46. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

Ordinance

EE. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

Private Sewer System

47. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

48. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

FF. Privately owned sanitary sewer shall not run parallel within the waterline easement.

MONITORING MANHOLE.

GG. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

GREASE AND SAND INTERCEPTORS.

HH. Sand and grease interceptors shall be provided for this site at connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

- 49. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

II. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]